SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MINUTES
AUGUST 9, 2010

MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Norman McFadden
Sissy Zoeller
Caroline Stinson

OTHERS PRESENT
Lynda Babbitt
Gil Zoeller
Jake Commer
Ray Etheridge

CALL TO ORDER AND APPROVAL OF MINUTES
Jim Babbitt, President, called the meeting to order at 5:30 p.m.
Sissy Zoeller made a motion to approve the minutes of the July 12, 2010 meeting. Norman McFadden seconded this motion and it passed unanimously.

FINANCIAL REPORT
Ray Etheridge reviewed the financial statement for July 2010. Collections for the month were $21844.00 which were $1604.00 over budget. For the year collections, $9579.00 over budget. New units which have credits which account for most of this excess collection in 2010. The reserve transfers and the insurance transfers were made on schedule. It is noted that our termite was bond paid in July. Pool maintenance and chemicals are over budget substantially because the pool had to be partially drained, filled back up additional chemical added. The general maintenance was also over budget and Jim Babbitt was given copies of all invoices for his review. Cash in banks were also reviewed. Accounts receivable were discussed by the board.

UPDATE ON FORECLOSURE
There are two units in foreclosure, one of which is should be foreclosed on August the 18th by the mortgage company. The other unit has been current with his does however has not paid July and now August. Four notices of intent to lien are being sent four units which are now three months in arrears.

REPAIR OF POOL GATE AND VISITORS TO THE POOL

The lock at the pool gate was discussed. It seems many people are coming to the pool who have no right to be there. They are not residents nor visitors of residents at Sunchase. The board discussed putting a lock on the gate, issuing keys to residents for entry. This will be reviewed and discussed at our next board meeting. It is also noted that the pool gate does not close properly and this will be repaired.

CHANGES TO STATUTES REGARDING CONDOMINIUMS

Jim Babbitt also discussed a couple of changes in Florida statutes concerning condominums. He also asked that the entire board be sent copies of these changes. The two biggest changes are:"If the unit is occupied by a tenant and the unit owner is delinquent in any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association and the tenant must make such payment. The association may issue notices under Chapter 83 and may sue for eviction as if the association were a landlord if the tenant fails to pay a required payment to the association . However, the association is not otherwise considered a landlord under Chapter 83. Also, an owner is three months in arrears of paying assessments the association can restrict both owner and his tenants or guests from using the pool, beach or other amenities of the association.

PARKING LOTS

Parking was discussed by the board. It seems that an owner has two units and is allowing his residents to park in no parking zones, could create a problem in emergency situations. A letter has already been sent to this owner but the illegal parking has not abated. A letter will now be sent to this owner by certified mail and if this continues the owner will be fined. Also, Ray Etheridge has sent a copy of our rule and regulations to renter of one of these units.

ESTIMATE FOR REMOVAL OF PALM TREES AND STAIRWELL REPAIR

A proposal is on hand to trim six palm trees and take out four others, which are too close to our building, causing damage. There were two estimates on hand, one from our landscaper and another from Tri-state Tree Service. Ray Etheridge was asked to get at least two additional bids, to get with Jim Babbitt on these bids and Jim will poll the board and try to have these palm trees removed and trimmed before our next board meeting.

Ray also had estimates for wood rot repairs on our property. Some of it was for miscellaneous work and some was caused by palm trees as discussed previously. The estimate to do this work as presented to the board was $1187.00. Also three of our stairways and landings are in need of repair. Estimate on hand for this work was $2,199.00. The board discussed but felt we were in the midst of a hurricane season and decided to table these repairs and discuss in October after the hurricane season was over. These stairs have been examined and had been temporarily repaired to prevent any falling.

FORMATION OF COMMITTEE TO HEAR RESIDENT APPEALS

Ray informed the board that one owner had been sent a letter fining her in the amount of $20.00 for a rule violation by her tenant. The association needs a committee that would hear any appeals filed by this or any other resident who is fined. The board appointed the following to serve on this committee, these three owners are: Fred Robinson, C-5, Jake Commer, F-6, Butch Sommermeyer, A-2 and Ray Etheridge. Sissy Zoeller will call Butch Sommermeyer to be sure that he will serve on this committee.

ADJOURNMENT

There was no further business and the meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Ray Etheridge